



SURPLUS LAND PARCEL INFORMATION SHEET

Pin	8021
Project	S-0193(6)0
Parcel(s)	73:TQ
Tax ID	12-003-0212

Auction Date: November 16, 2017

ADDRESS **305 East 700 South, Clearfield**



**Minimum Bid
Deposit (10%)**

\$655,000.00
\$65,500.00 *(Subject to change due to actual sale amount at time of auction)*

COUNTY

Davis

SQ. FT.

77,108

ACRES

1.77

GENERAL INFORMATION

CLOSING COSTS

ALL CLOSING COSTS ARE DUE FROM THE PREVAILING BIDDER AT THE TIME OF THE AUCTION	
Engineering Document Preparation	\$1,000.00
Appraisal Costs:	\$2,800.00
Administrative Fee	\$250.00
Sales Processing Costs	\$500.00
TOTAL CLOSING COSTS	\$4,550.00

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Tax ID	12-003-0212

Legal Description	Section	1	Township	4N	Range	2W	Meridian	S.L.B. & M
	Beginning at the intersection of the northerly right of way line of 700 South Street and the easterly boundary line of said entire tract at a point 48.67 feet perpendicularly distant northerly from the SR-193 control line. Said point of beginning is 883.47 feet N.89°48'30"W. (883.30 feet N.89°48'25"W. by record) along the south section line and 50.00 feet N.0°11'30"E. (North by record) from the South Quarter corner of said Section 1; and running thence N.89°48'30"W. 247.33 feet (N.89°48'25"W. by record) along said northerly right of way line; thence N.0°12'22"E. 9.86 feet; thence N.89°40'06"W. 10.48 feet; thence N.0°19'54"E. 15.80 feet; thence N.59°38'13"W. (N.59°33'16"W. by record) 6.52 feet; thence S.59°32'47"W. (S.59°37'44"W. by record) 16.01 feet; thence N.29°53'56"W. (N.29°48'59"W. by record) 139.02 feet; thence N.42°40'34"E. 159.72 feet; thence Easterly 4.45 feet along the arc of a 320.00-foot radius curve to the left (Note: Chord to said curve bears S.89°36'11"E. for a distance of 4.45 feet); thence N.89°59'55"E. 187.22 feet; Thence easterly 46.75 feet along the arc of a 245.00-foot radius curve to the right (Note: Chord to said curve bears S.84°32'07"E. for a distance of 46.68 feet)to said easterly boundary line; thence S.0°00'05"E. 255.20 feet to the point of beginning.							
Access	Property does not have access from SR-193. Access is from Depot Street.							
Reservations of Sale	<ol style="list-style-type: none"> 1. Property subject to a Public Utility Easement and Slope Easement 2. Signs , Billboards, Outdoor Advertising Structures, or advertising of any kind as defined in 23 United States Code, Section 135, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principle activities conducted on this land. 3. Together with and subject to any and all easements, rights or way and restrictions appearing of record or enforceable in law and equity. 4. Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of land. 							
Disclosures	First Right of Refusal on property has been <u>WAIVED</u> by the previous owner.							
For Additional Information Contact	Deryl Davis Surplus Land Coordinator Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov		Brad Daley Surplus Land Program Manager Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov		Shirleen Hancock ROW Deputy Director Property Management Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov			

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

Davis County

Tax ID No. 12-003-0212
Parcel No. 0193:73:TQ
Project No. S-0193(6)0
Pin No: 8021

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land, situate in the SE1/4SW1/4 of Section 1, in T.4N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly right of way line of 700 South Street and the easterly boundary line of said entire tract at a point 48.67 feet perpendicularly distant northerly from the SR-193 control line. Said point of beginning is 883.47 feet N.89°48'30"W. (883.30 feet N.89°48'25"W. by record) along the south section line and 50.00 feet N.0°11'30"E. (North by record) from the South Quarter corner of said Section 1; and running thence N.89°48'30"W. 247.33 feet (N.89°48'25"W. by record) along said northerly right of way line; thence N.0°12'22"E. 9.86 feet; thence N.89°40'06"W. 10.48 feet; thence N.0°19'54"E. 15.80 feet; thence N.59°38'13"W. (N.59°33'16"W. by record) 6.52 feet; thence S.59°32'47"W. (S.59°37'44"W. by record) 16.01 feet; thence N.29°53'56"W. (N.29°48'59"W. by record) 139.02 feet; thence N.42°40'34"E. 159.72 feet; thence Easterly 4.45 feet along the arc of a 320.00-foot radius curve to the left (Note: Chord to said curve bears S.89°36'11"E. for a distance of 4.45 feet); thence N.89°59'55"E. 187.22 feet; Thence easterly 46.75 feet along the arc of a 245.00-foot radius curve to the right (Note: Chord to said curve bears S.84°32'07"E. for a distance of 46.68 feet) to said easterly boundary line; thence S.0°00'05"E. 255.20 feet to the point of beginning.

The above described entire tract contains 77,108 square feet in area or 1.77 acres.

Continued on page 2

UDOT RW-05UD (12-01-03)

Note: The basis of bearing for the above described description is S.89°48'30" E. along the south line of said section 1, between the southwest corner, and the south quarter corner of said section 1.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

The above described tract is **Subject to** a public utility easement along the South boundary line of said tract. Said easement being known as parcel 73:TEQ.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Continued on page 3

UDOT RW-05UD (12-01-03)

RESERVING Parcel 73:E a perpetual easement reserved for the Grantor for the purpose of constructing, reconstructing, maintaining and continuing existence of cut/fill slopes as constructed by UDOT

Said easement, upon part of an entire tract of property, situate in the SE1/4SW1/4 of Section 1, in T.4N., R.2W., S.L.B.&M, in Davis County Utah. The boundaries of said part of land are described as follows:

Beginning at the intersection of the northerly right of way line of 700 South Street and the easterly boundary line of said entire tract at a point 48.67 feet perpendicularly distant northerly from the SR-193 control. Said point of beginning is 883.47 feet N.89°48'30"W. (883.30 feet N.89°48'25"W. by record) along the south section line and 50.00 feet N.0°11'30"E. (North by record) from the South Quarter corner of said Section 1; and running thence N.89°48'30"W. 247.33 feet (N.89°48'25"W. by record) along said northerly right of way line to the northeasterly railroad right of way line of Utah Transit Authority; thence N.0°12'22"E. 9.86 feet; thence N.89°40'06"W. 10.48 feet; thence N.0°19'54"E. 14.64 feet; thence Easterly 166.03 feet along the arc of a 6427.00-foot radius curve to the left (Note: Chord to said curve bears S.89°30'06"E. for a distance of 166.03 feet); thence N.89°45'30"E. 91.66 feet to said easterly boundary line; thence S.0°00'05"E. 24.33 feet to the point of beginning.

The above described part of an entire tract contains 6,035 square feet in area or 0.14 acre.

It is agreed hereby, that the owners, by consent of the Utah Department of Transportation, shall have the right to lessen but not to increase the vertical distance or grade of said cut and/or fill slopes, after said slopes are constructed on the above described lands at the expense of said Utah Department of Transportation, thereafter said Utah Department of Transportation is relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said slopes and appurtenant parts thereof.

Continued on page 4

UDOT RW-05UD (12-01-03)

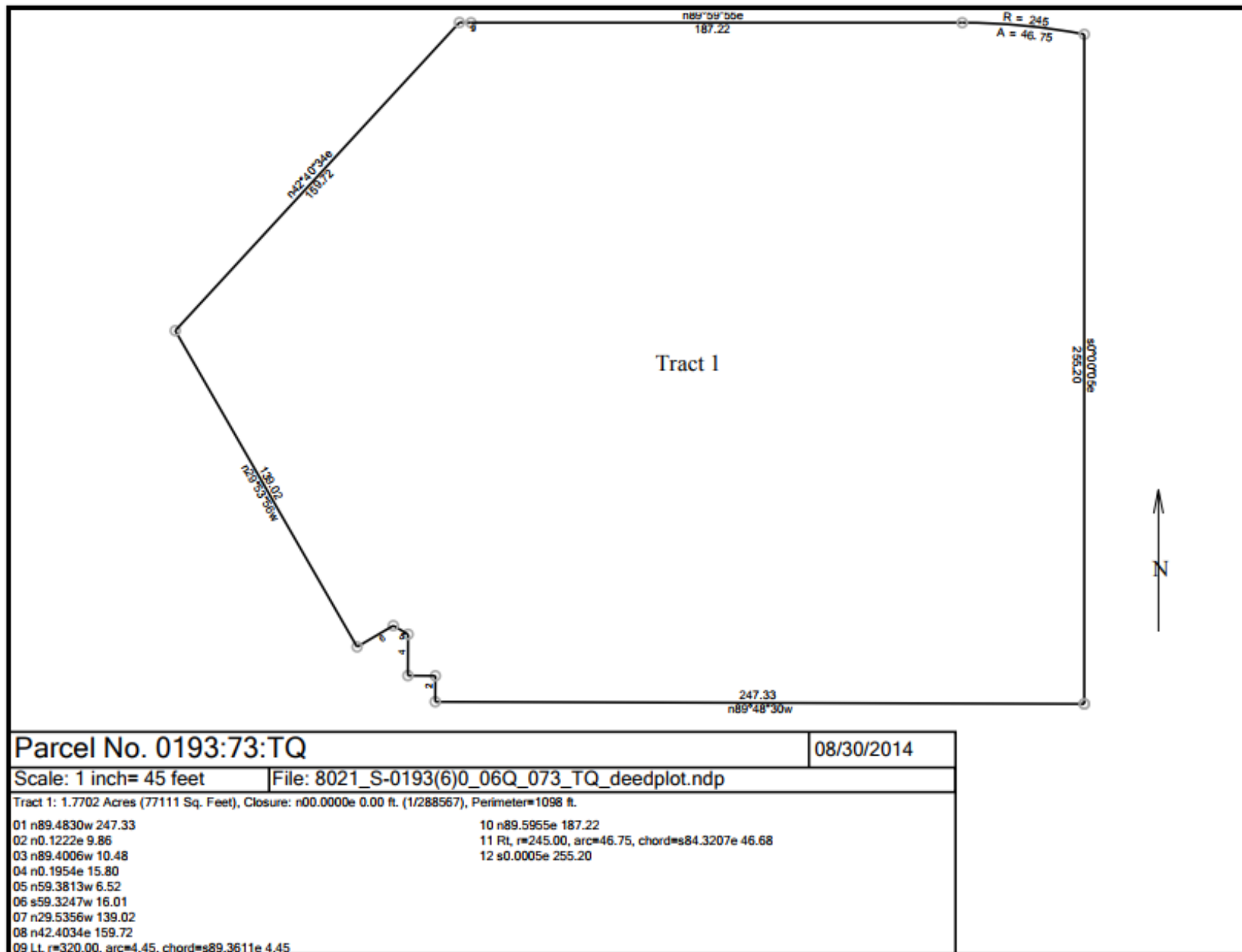
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this _____ day of _____, A.D. 20 ____, by its Director of Right of Way.

STATE OF UTAH)	UTAH DEPARTMENT OF TRANSPORTATION
) ss.	
COUNTY OF)	By _____
		Director of Right of Way

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Public Utility Easement

Affecting Tax ID No. 12-003-0212
Parcel No. 0193:73:TEQ
Davis County Project No. S-0193(6)0
Pin No: 8021

The UTAH DEPARTMENT OF TRANSPORTATION, the undersigned, hereby dedicates a Public Utility Easement (the "Easement") described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

Said easement located upon part of an entire tract of property, in the SE1/4SW1/4 of Section 1, in T.4N., R.2W., S.L.B.&M, in Davis County Utah. The boundaries of said easement are described as follows:

Beginning at the intersection of the northerly right of way line of 700 South Street and the easterly boundary line of said entire tract at a point 48.67 feet perpendicularly distant northerly from the SR-193 control line. Said point of beginning is 883.47 feet N.89°48'30"W. (883.30 feet N.89°48'25"W. by record) along the south section line and 50.00 feet N.0°11'30"E. (North by record) from the South Quarter corner of said Section 1; and running thence N.89°48'30"W. 247.33 feet (N.89°48'25"W. by record) along said northerly right of way line to the northeasterly railroad right of way line of Utah Transit Authority; thence N.0°12'22"E. 9.86 feet; thence N.89°40'06"W. 10.48 feet; thence N.0°19'54"E. 14.64 feet; thence Easterly 166.03 feet along the arc of a 6427.00-foot radius curve to the left (Note: Chord to said curve bears S.89°30'06"E. for a distance of 166.03 feet); thence N.89°45'30"E. 91.66 feet to said easterly boundary line; thence S.0°00'05"E. 24.33 feet to the point of beginning.

The above described easement contains 6,035 square feet in area or 0.14 acre.

Note: The basis of bearing for the above described description is S.89°48'30" E. along the south line of said section 1, between the southwest corner, and the south quarter corner of said section 1.

Continued on page 2

RW-01PUE (12-11-13)

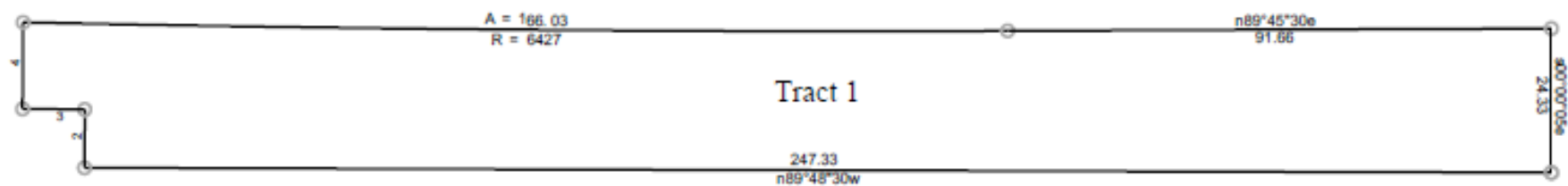
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this ____ day of _____, A.D. 20 ____, by its Director of Right of Way.

STATE OF UTAH)	UTAH DEPARTMENT OF TRANSPORTATION
) ss.	
COUNTY OF)	By _____
		Director of Right of Way

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public



Parcel No. 0193:73:TEQ		9/8/2014
Scale: 1 inch= 26 feet	File: 8021_S-0193(6)0_06Q_073_TEQ_deedplot.ndp	
Tract 1: 0.1385 Acres (6035 Sq. Feet), Closure: s87.5527e 0.01 ft. (1/60328), Perimeter=564 ft.		
01 n89.4830w 247.33	07 s00.0005e 24.33	
02 n00.1222e 9.86		
03 n89.4006w 10.48		
04 n00.1954e 14.64		
05 LT, r=6427.00, arc=166.03, chord=s89.3006e 166.03		
06 n89.4530e 91.66		

